

# Office + Warehouse Flex Space



FOR LEASE | 5,700 SF | FUNCTIONAL LAYOUT WITH EXPANSION POTENTIAL

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Newark, DE 19713

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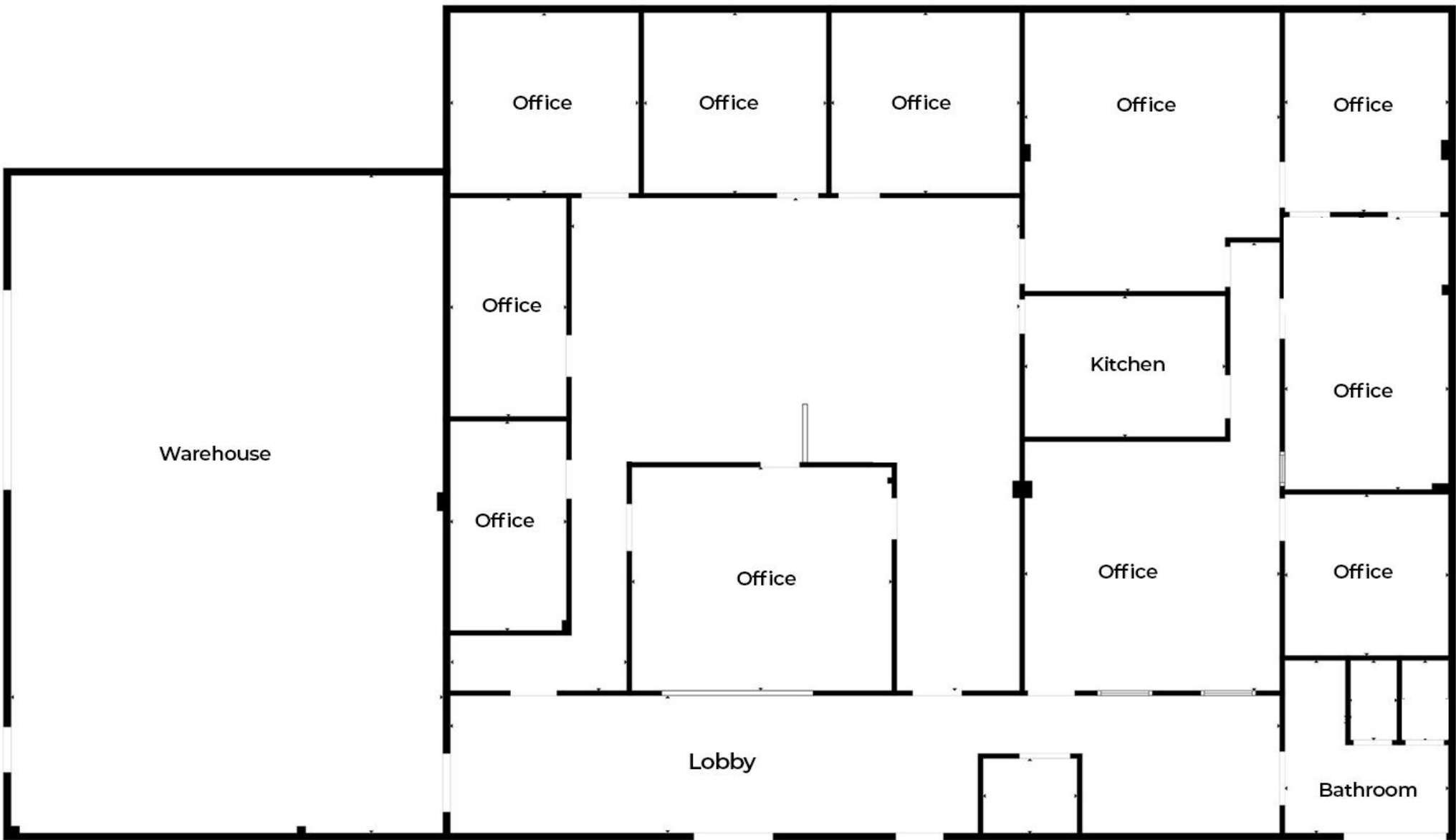
**DSM**  
COMMERCIAL

# HIGHLIGHTS

- Functional office + warehouse configuration ideal for flex users
- Excess office area can be converted to additional warehouse space
- 20' clear ceilings support racking, storage, and operational efficiency
- One 14' x 12' drive-in overhead door for loading access
- Quick access to I-95 for efficient regional connectivity
- Central Newark location near major employers and residential population
- Move-in-ready office improvements including reception, kitchenette & private offices
- Ideal for contractors, service users, light industrial, storage or distribution



Space	Size	Lease Rate	Lease Type	Notes
Office Space	4,200 SF	\$12.00 PSF (Yearly)	NNN	Two (2) bathrooms, reception area, kitchen, private offices
Warehouse Space	1,500 SF (50'x30')	\$12.00 PSF (Yearly)	NNN	20' ceilings, One (1) 14'x12' overhead door, gas-fired Reznor heater





Flexible Office Workspace



20' Clear Warehouse Area



Professional Reception Entry



Wawa



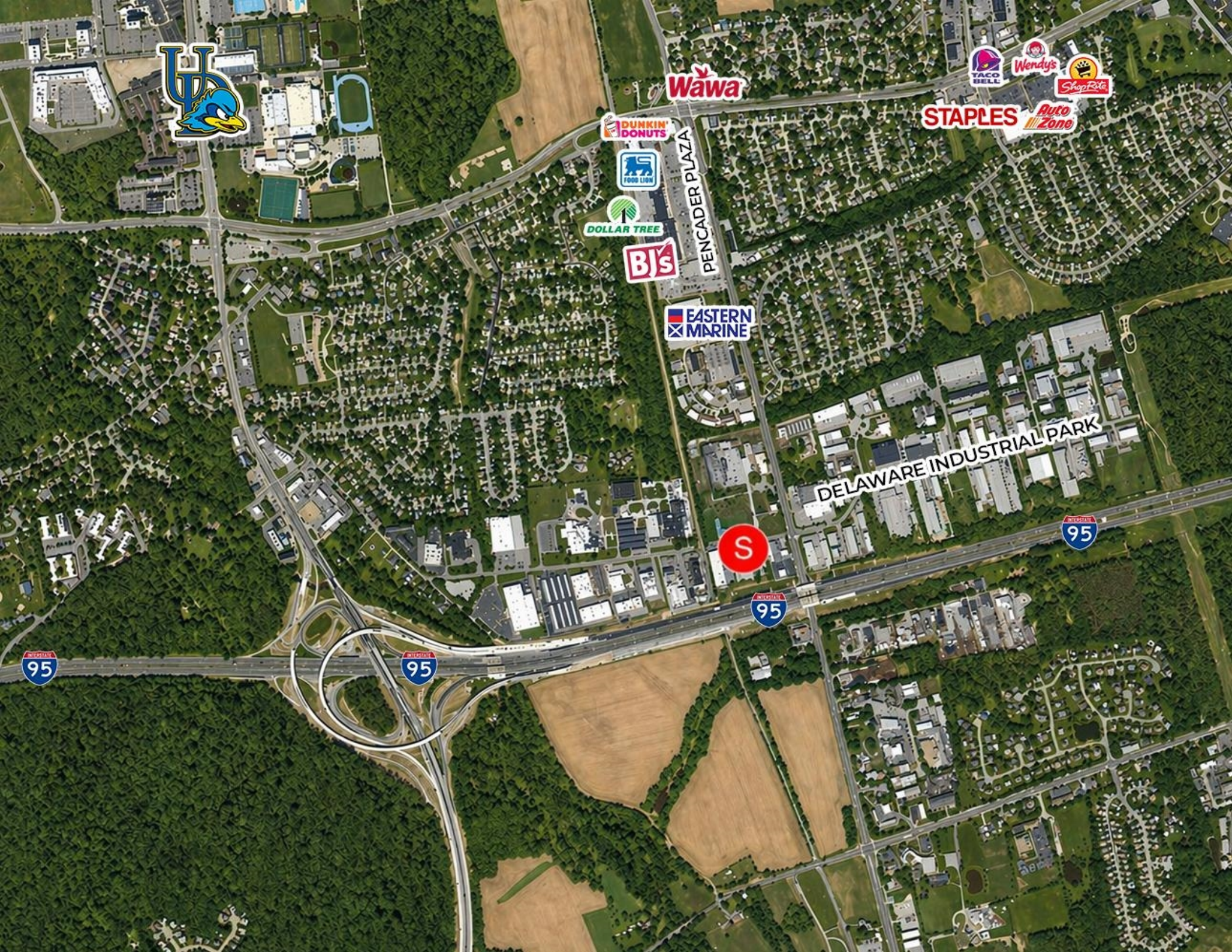
STAPLES



EASTERN MARINE

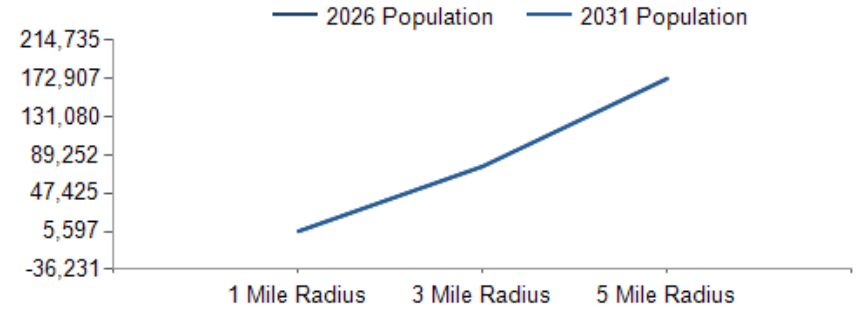
PENCADER PLAZA

DELAWARE INDUSTRIAL PARK

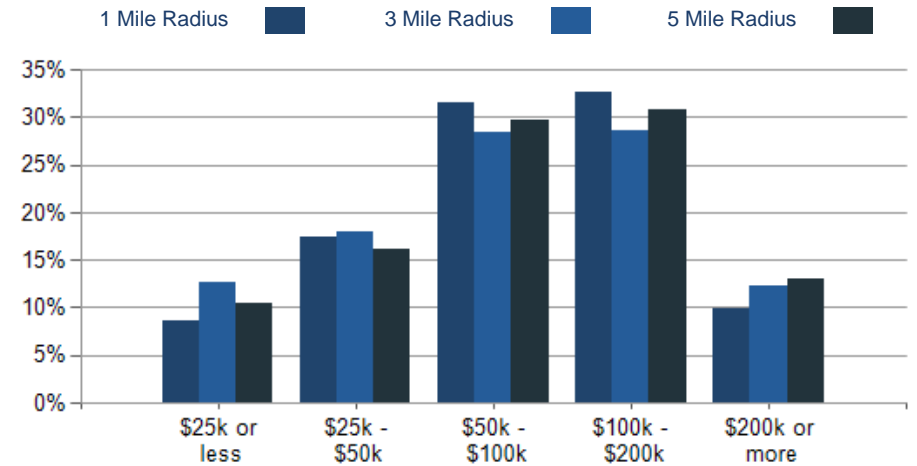


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,658	70,747	153,671
2010 Population	5,993	75,308	166,593
2026 Population	5,729	76,585	172,907
2031 Population	5,597	76,815	172,369
2026 African American	1,465	18,698	45,779
2026 American Indian	19	303	624
2026 Asian	230	7,369	15,262
2026 Hispanic	884	9,934	20,460
2026 Other Race	417	4,613	9,128
2026 White	2,982	38,779	87,000
2026 Multiracial	615	6,803	15,061
2026-2031: Population: Growth Rate	-2.35%	0.30%	-0.30%

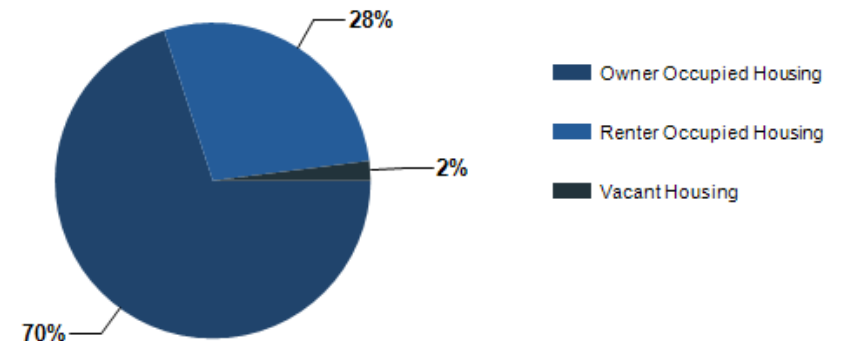
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	85	2,034	4,170
\$15,000-\$24,999	105	1,500	2,749
\$25,000-\$34,999	93	1,911	4,175
\$35,000-\$49,999	293	3,101	6,499
\$50,000-\$74,999	464	4,431	10,733
\$75,000-\$99,999	233	3,463	8,975
\$100,000-\$149,999	454	4,791	12,458
\$150,000-\$199,999	267	3,172	8,080
\$200,000 or greater	220	3,429	8,656
Median HH Income	\$80,908	\$80,500	\$86,981
Average HH Income	\$105,375	\$106,992	\$111,774



### 2026 Household Income



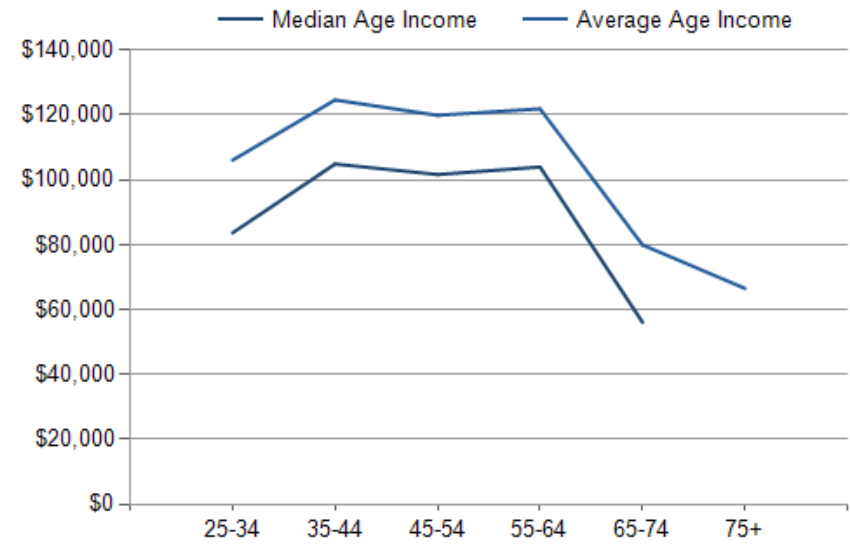
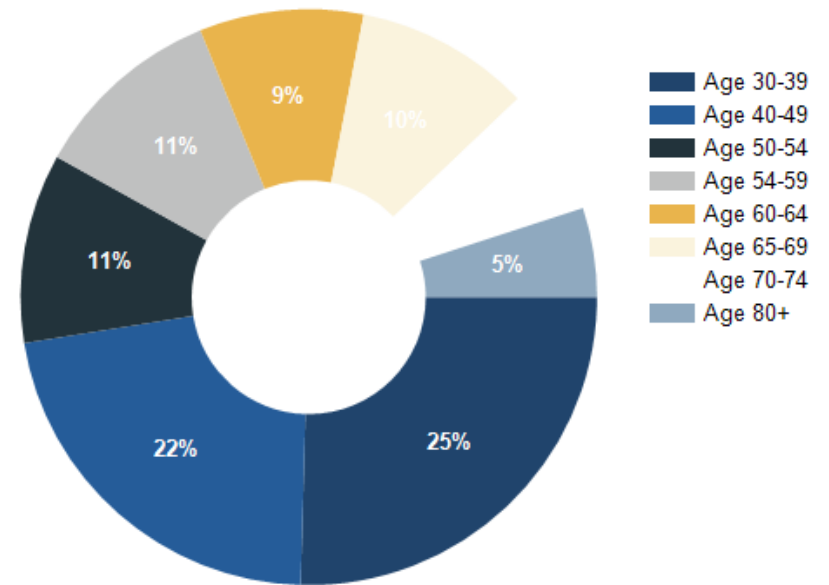
### 2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	459	5,521	13,397
2026 Population Age 35-39	399	4,948	11,881
2026 Population Age 40-44	408	4,665	11,054
2026 Population Age 45-49	334	3,756	9,368
2026 Population Age 50-54	359	3,681	9,492
2026 Population Age 55-59	363	3,819	9,887
2026 Population Age 60-64	310	3,940	10,017
2026 Population Age 65-69	332	3,782	9,400
2026 Population Age 70-74	239	2,913	7,448
2026 Population Age 75-79	169	2,210	5,421
2026 Population Age 80-84	103	1,338	3,238
2026 Population Age 85+	85	1,023	2,447
2026 Population Age 18+	4,436	62,488	140,159
2026 Median Age	38	33	36
2031 Median Age	39	34	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,658	\$83,331	\$87,854
Average Household Income 25-34	\$106,079	\$106,457	\$110,023
Median Household Income 35-44	\$104,894	\$104,306	\$105,334
Average Household Income 35-44	\$124,641	\$129,823	\$128,837
Median Household Income 45-54	\$101,652	\$108,110	\$110,859
Average Household Income 45-54	\$119,906	\$132,480	\$134,613
Median Household Income 55-64	\$103,970	\$101,174	\$104,106
Average Household Income 55-64	\$121,913	\$123,644	\$126,056
Median Household Income 65-74	\$56,061	\$63,123	\$72,423
Average Household Income 65-74	\$79,946	\$91,072	\$97,068
Average Household Income 75+	\$66,523	\$68,844	\$73,774

Population By Age



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